



Waldegrave Road, SE19 | Offers In Excess Of £625,000

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# In General

- Close proximity to Crystal Palace Station
- Share of Freehold
- Stylishly finished throughout
- Private garden
- Office
- High ceilings
- Fitted wardrobes

# In Detail

Positioned on the ground floor of an elegant Victorian building, this beautifully presented two-bedroom garden flat enjoys a prime central Crystal Palace location, just moments from the station and the park.

The property has been thoughtfully enhanced to create a sophisticated blend of period charm and contemporary living. The reception room is rich in character, showcasing original cornicing, a marble fireplace, high ceilings and timber flooring, all complemented by a large shuttered sash bay window that fills the space with natural light.

A stylish Scandinavian-inspired kitchen offers quartz worktops, integrated appliances and a serene sage colour scheme, with a sash window providing a pleasant outlook over the garden. The larger bedroom is particularly impressive, benefiting from generous ceiling height, extensive fitted storage and French doors opening onto a raised terrace — an ideal spot for morning coffee. A second bedroom provides flexibility for guests or home working, while the bathroom has been finished to a high standard throughout.

Externally, the property enjoys direct access to a neat private garden, framed by mature greenery and featuring a patio seating area, side access, and a separate home office. Further benefits include a share of the freehold.

Waldegrave Road is a highly regarded residential street, conveniently located for the independent shops, cafés and restaurants of the Crystal Palace Triangle, as well as excellent transport links to London Bridge, Victoria and Canary Wharf.

A rare opportunity to acquire a characterful and immediately enjoyable home in one of the area's most sought-after settings.

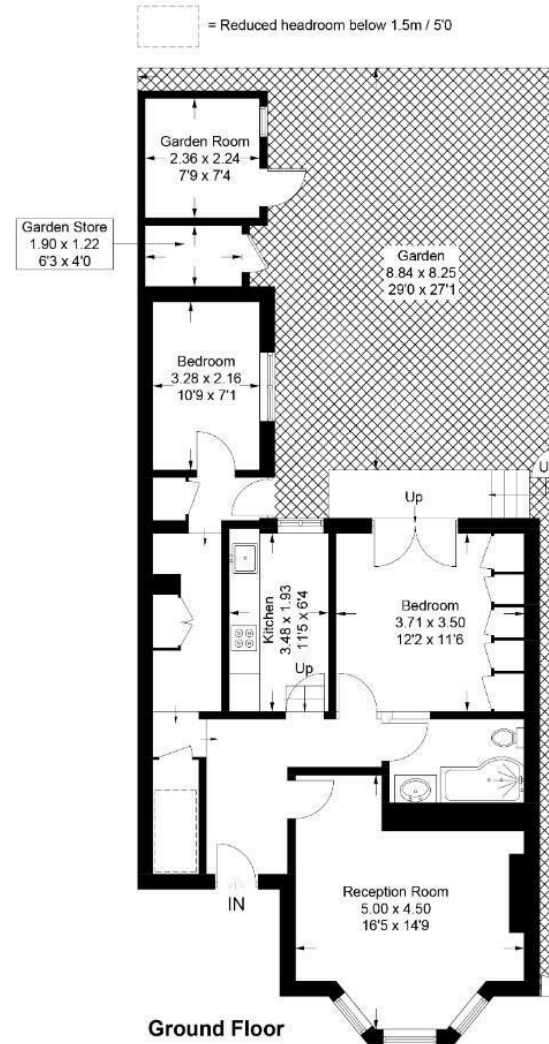
EPC: D | Council Tax Band: C | Lease: 959 Years remaining | SC: £0pa | GR: £0pa | BI: £654.58pa



# Floorplan

## Waldegrave Road, SE19

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft  
Garden Room / Garden Store = 7.8 sq m / 84 sq ft  
Total = 78.3 sq m / 843 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
81-101) <b>B</b>		
69-80) <b>C</b>		
55-68) <b>D</b>		
39-54) <b>E</b>		
21-38) <b>F</b>		
1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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